

## Report - Coastal & Flood Projects Department

**Proposed Development:** DISTILLERY WALK APARTMENTS - MIDDLETON

**Location:** Distillery Walk, Middleton, Co Cork

### 1. Scope of Report

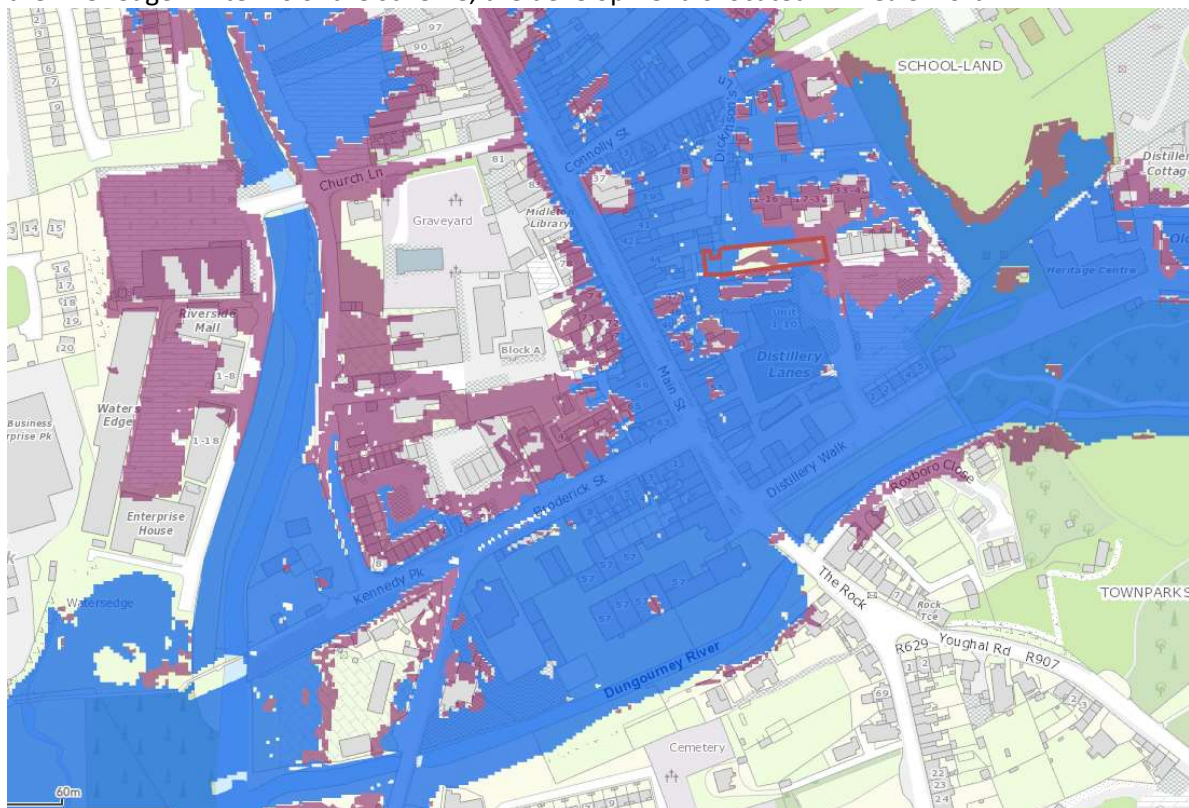
Review of the above proposed development in the context of the proposed River Owenacurra and River Dungourney (Middleton) Flood Relief Scheme (also known as the Middleton Flood Relief Scheme), here after referred to as the Scheme, the Middleton FRS, or the FRS.

### 2. Status of Scheme

Cork County Council (CCC), acting as agents of the OPW, are advancing the Middleton FRS. Stage II: (Feasibility & Preferred Option Selection) is ongoing. The statutory consent route for the Scheme will either be via the Arterial Drainage Acts 1945 & as amended in 1995 or via Part 10 of the Planning and Development Act.

### 3. Location of site with regard to the Scheme

The proposed development is located on Distillery Lane, off Main Street. The site is located away from the river edge. In terms of the scheme, the development is located in Area 3 North..



**Figure 1 Site Location**

#### 4. Impact on Scheme Defences

Scheme defences are proposed for the river edge in this area and as such there will be no impact from this development on any proposed defences.

#### 5. Impact on Watercourses

No works are proposed to any water courses.

#### 6. Impact on drainage installed under the Scheme

No impact on any Scheme drainage is envisaged.

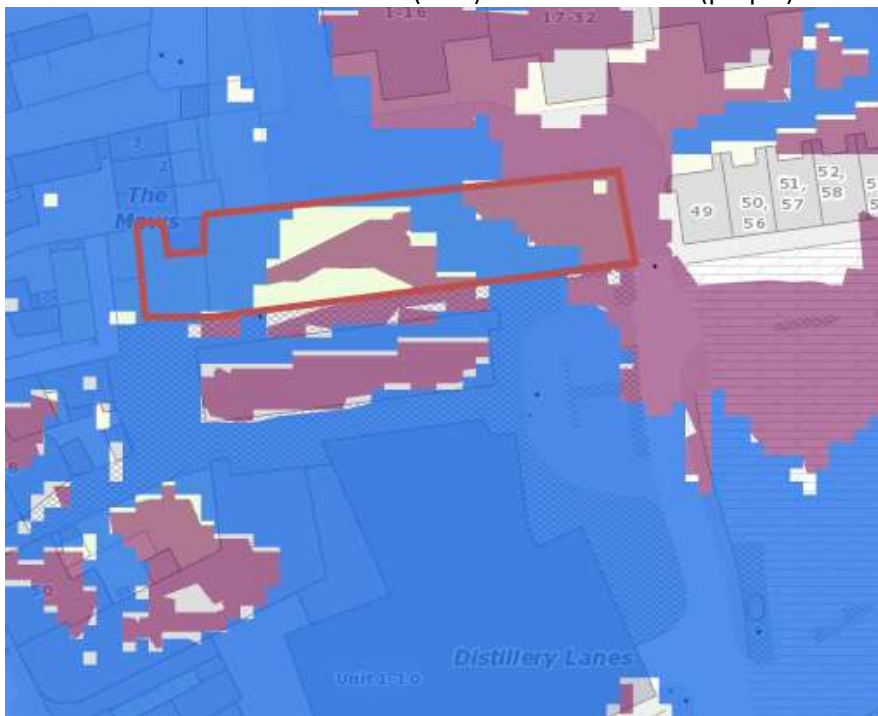
#### 7. Impact on Maintenance of the Scheme

Not applicable at present.

Until such time as the scheme is consented and constructed, there is no requirement for maintenance. However, once the scheme is constructed (assuming that the scheme is brought forward and consented) then access to the flood defences and the river channel will be required. The proposed development is not anticipated to have any impact on access to either flood defences or to any water courses.

#### 8. Flood Risk Assessment

The site is located in Flood Zone A (blue) and Flood Zone B (purple) as shown in the screenshot below.



A Site Specific Flood Risk Assessment, prepared by O'Connor Sutton Cronin & Associates has been submitted. The submitted FRA has been assessed against the following, high level (non-exhaustive) checklist.

<b>Item</b>	<b>Comment</b>
<b>Plans:</b>	
Location plan, includes geographical features, street names and identifies the catchment, watercourses or other bodies of water in the vicinity	Included
A plan of the site showing the existing site and development proposals;	Included as part of overall documentation pack
Identification of any structures, which may influence local hydraulics. This will include bridges, pipes/ducts crossing the watercourse, culverts, screens, embankments, walls, outfalls and condition of channel	Included
<b>Surveys</b>	
Site levels related to Ordnance Datum, both existing and proposed;	Levels provided on drawings included in appendices to SSFRA
Appropriate cross-section(s) of the site showing finished floor levels or road levels, or other relevant levels relative to the source of flooding;	Not provided to CFP
Anticipated water levels and associated probabilities.	Included. The SSFRA draws on published data made available by the Midleton FRS.
<b>Assessments</b>	
Consideration of the flood zone in which the site falls and demonstration that development is appropriate given the flood zone and the vulnerability criteria set out in Guidance;	Included. The site lies in FZ A and FZ B. The development is highly vulnerable.  A justification test is provided in the SSFRA which concludes that the proposed development is appropriate, given the zoning, proposed site layout and design/mitigation measures proposed.
Flood alleviation measures already in place, their state of maintenance and their performance;	Not applicable
Information about all potential sources of flooding that may affect the site – from rivers and the sea, streams, surface water run-off, sewers, groundwater, reservoirs, canals and other artificial sources or any combination of these;	Provided
The impact of flooding including; - The likely rate at which flooding might occur (i.e. rapid onset or slow rise of flood water); - The speed of flow of flood water;	Some discussion provided in SSFRA

<ul style="list-style-type: none"> <li>- The order in which various parts of the location or site might flood;</li> <li>- The likely duration of flood events; and</li> <li>- The economic, social and environmental consequences of flooding on occupancy of the site;</li> </ul>	
Information on extent and depth of previous flood events or on flood predictions;	Discussed in report, including a discussion of Storm Babet impacts at the site.
An assessment of how safe access and egress can be provided for routine and emergency access under both frequent and extreme flood conditions;	SSFRA recommends that a Flood Awareness/Emergency Plan be developed and implemented for the proposed development, and that these should include arrangements for access and egress during both frequent and extreme flood events.
An assessment of how the layout and form of development will reduce or minimise flood risk	SSFRA includes recommendations in relation to flood resilience of construction, finished flood levels etc.
Proposals for surface-water management according to sustainable drainage principles and any strategy developed in the SFRA for the area, with the aim of not increasing, and where practicable, reducing the rate of run-off from the site as a result of the development; and	Assessment included.
The likely impact of any displaced flood water on third parties caused by alterations to ground levels, reducing floodplain attenuation, impeding flood flow routes or raising flood embankments and the means of providing compensation for this loss of floodplain, where necessary.	The SSFRA notes that the development will not alter any channels or conveyance routes, not will it have any impact on surrounding lands.
As part of meeting the requirements of the Justification Test, an assessment will be required of on- and off-site opportunities for reducing flood risk overall (e.g. flood storage). This will include an appraisal of wider flood risk management measures to which the development can contribute.	Assessment included
An assessment of how surface water run-off will be managed should be addressed in most FRAs	Discussion around surface water provided

## 9. Conclusion

From an FRS point of view, there is no interaction with the proposed scheme and as such no objection to the proposed development.

In terms of the planning guidelines, I consider that the SSFRA meets the requirements of the Planning System Flood Risk Management Guidelines for Planning Authorities.

I recommend that the recommendations of the SSFRA be included in the proposed design, including the mitigation measures set out in Section 6.0 of the SSFRA.

Signed

A handwritten signature in blue ink that reads "Alice Riordan". The signature is written in a cursive, flowing style.

Alice Riordan, Senior Executive Engineer, 06/06/2024